



TITLE COMPANY:



StarTex
TITLE COMPANY

SHANNON LEE

281-762-3333

G.F. # 0216761280

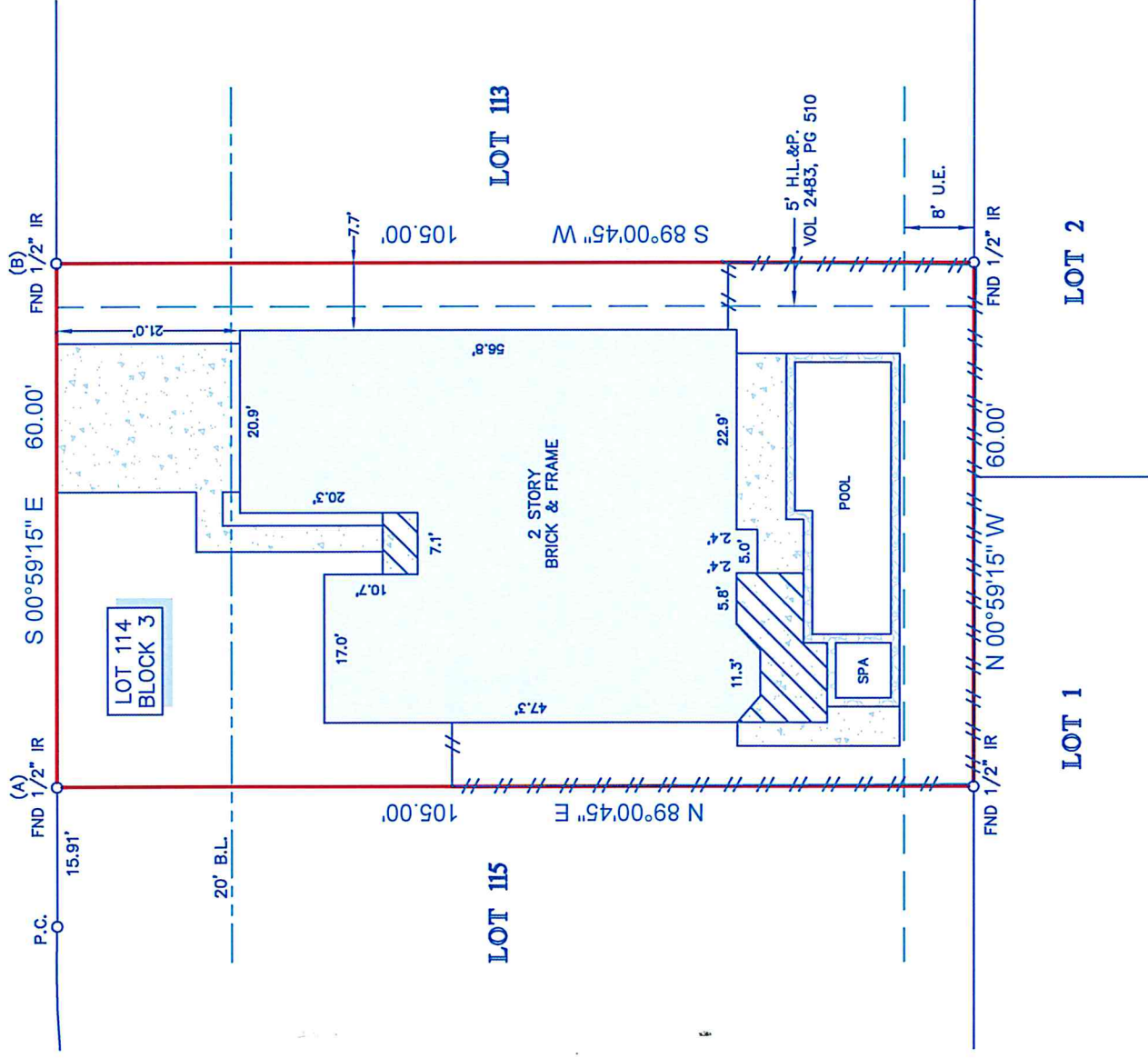
ISSUE DATE:
APRIL 21, 2016



SCALE 1"=20'



ATLANTA DRIVE (50' R.O.W.)



NOTES:

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED ABOVE.
3. THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED ABOVE FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
5. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
6. SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON APRIL 21, 2016, UNDER G.F. NO. 0216761280.
7. ALL LOTS SHALL HAVE A MINIMUM TEN FOOT SIDE LOT LINES.
8. AGREEMENT WITH H.G.L.&P. FOR UNDERGROUND ELECTRIC SERVICE AS RECORDED IN CLERK'S FILE NO. VOLUME 2430, PAGE 2170, VOLUME 2432, PAGE 1113, AND VOLUME 2631, PAGE 1600.

LEGEND

	CONCRETE		FENCE
	COVERED AREA		WOOD
	STONE		BUILDING LINE
	ROCK		UTILITY EASEMENT

LEGAL DESCRIPTION: LOT 114, IN BLOCK 3, OF THE GROVE SECTION 12, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER SLIDE NOS. 1210/B AND 1211/A OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.



SURVEYORS CERTIFICATE:
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON MAY 19, 2016 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING; AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

Richard Fussell
RICHARD FUSSELL
RPLS# 4148

CLIENT: BRIAN NEAL IKEN

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Survey 1, Inc.
Your Land Survey Company
Firm Registration No. 100758-00
P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382

FIELD CREW:	JJ	TECH:	LG3
DRAFTER:	LG3	FINAL CHECK:	BC
DATE:	5-19-16		
JOB#	5-45461-16		